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News Release

PEBBLEBROOK HOTEL TRUST ANNOUNCES SECOND QUARTER EARNINGS CALL TO BE HELD ON JULY 25, 2014

BETHESDA, MD, JUNE 26, 2014 – Pebblebrook Hotel Trust (NYSE: PEB) (the “Company”) today announced that it will report financial results for the second quarter 2014 on Thursday, July 24, 2014, after the market closes. The Company will conduct its quarterly conference call on Friday, July 25, 2014, at 9:00 AM EDT.

To participate in the conference call, please follow the steps listed below:

On Friday, July 25, 2014, dial (888) 337-8169 approximately ten minutes before the call begins (8:50 AM EDT);

Tell the operator that you are calling for Pebblebrook Hotel Trust’s Second Quarter 2014 Earnings Conference Call;

State your full name and company affiliation and you will be connected to the call.

A live webcast of the Earnings Call will also be available through the Company's website. To access, log on to <http://www.pebblebrookhotels.com> ten minutes prior to the call. A replay of the conference call webcast will be archived and available online through the Investor Relations section of <http://www.pebblebrookhotels.com>.

About Pebblebrook Hotel Trust

Pebblebrook Hotel Trust (NYSE: PEB) is a publicly traded real estate investment trust (“REIT”) organized to opportunistically acquire and invest primarily in upper upscale, full-service hotels located in urban markets in major gateway cities. The Company owns 30 hotels, including 24 wholly owned hotels with a total of 5,707 guest rooms and a 49% joint venture interest in six hotels with a total of 1,775 guest rooms. The Company owns, or has an ownership interest in, hotels located in ten states and the District of Columbia, including: Los Angeles, California (Hollywood, Santa Monica, West Hollywood and Westwood); San Diego, California; San Francisco, California; Miami, Florida; Buckhead, Georgia; Bethesda, Maryland; Boston, Massachusetts; Minneapolis, Minnesota; New York, New York; Portland, Oregon; Philadelphia, Pennsylvania; Columbia River Gorge, Washington; Seattle, Washington; and Washington, DC. For more information, please visit us at www.pebblebrookhotels.com and follow us on Twitter at @PebblebrookPEB.

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Additional Contacts:

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For additional information or to receive press releases via email, please visit our website at

www.pebblebrookhotels.com